



The Manor House, Pirbright, Surrey



An outstanding Grade II listed manor house dating from the 15th century with **immense character and charm**; the ideal family home with excellent leisure facilities.

Summary of accommodation

The Manor House

Entrance hall | Drawing room | Sitting room | Dining room | Library
Study | Games room | Kitchen/breakfast room with separate pantry
Laundry room | Cloakroom | Cellar

Principal bedroom with en suite bathroom and two dressing rooms
Guest bedroom with en suite bathroom | Three further bedrooms
Three further bathrooms | Further room on the top floor

Indoor swimming pool complex with spa pool, shower room, kitchen
and plant room

In all about 7.4 acres of gardens, paddocks, stream and a pond

Distances

Brookwood Station 2 miles (London to Waterloo from 35 minutes), Woking station 6.5 miles (London Waterloo from 23 minutes), M3 (Junction 3) 6.5 miles, Guildford 6 miles (All distances and times are approximate)

Coach House

Stables | Garaging | Kitchen | Cloakroom | Two bedrooms | Shower room

Further outbuildings, including a barn, greenhouse, summerhouses
and gardeners store

Tennis court

**Total sq footage: Manor House – 9251 sq ft
Coach House – 1377 sq ft**



Seymours Prestige Homes
87 High Street
Horsell
GU21 4SY
seymours-estates.co.uk

Lloyd Moss
01483 755 222
lloyd@seymours-ph.co.uk



Knight Frank Guildford
2-3 Eastgate Court, High Street
Guildford
GU1 3DE
knightfrank.co.uk

Tim Harriss
01483 617910
tim.harriss@knightfrank.com

Knight Frank Country Department
55 Baker Street
London
W1U 8AN
knightfrank.co.uk

Julia Meadowcroft
020 7861 5390
julia.meadowcroft@knightfrank.com



Situation

The Manor House is set in a delightful rural position on the edge of the village, yet at the same time very accessible to London. The house occupies a private setting at the end of a long gravel driveway, lined with trees. Pirbright is the quintessential English village with attractive properties surrounding the village green with a large duck pond, public houses, primary school and renowned butcher.

The surrounding countryside has excellent walking with many miles of bridleways which can easily be accessed from the property. The neighbouring towns of Guildford and Woking are approximately 6 miles away respectively and offer more comprehensive educational, recreational and shopping facilities.

The area is well served for road connections including the A3 at Guildford and the M3 (Junction 3) at Bagshot providing access to the national motorway network, London and the international airports of Heathrow, Gatwick and Southampton.





The property is located close to many golf courses including West Hill, Worplesdon and Woking with further sporting facilities in the area such as tennis clubs in Pirbright, Worplesdon, Hook Heath in Woking as well as racing at Ascot, Windsor and Sandown Park.

There are a number of schools catering for all ages, all within a relatively short driving distance including The Royal Grammar School, Guildford High School, Tormead and Lanesborough in Guildford; Halstead preparatory, St Andrews and Hoe Bridge in Woking and Rydes Hill in Worplesdon and Pirbright Primary School.

The property

The Manor House, also previously known as the Court House, dates back to the 15th Century and is Grade II listed. The site which was originally moated, housed a much older dwelling and it is understood that the current cellar dates as far back as the 10th century.

The house was extended during the 19th century and in 2000, a two storey wing forming a swimming pool complex with games room above was completed, replacing the east wing of the house which was demolished in the 17th century.

The Manor House came into the hands of the Crown during the reign of Edward IV in 1461 and later formed part of the marriage portion of Catherine of Aragon to Henry VIII (1509). The building of the Great Hall (present dining room) has been attributed to her. The majority of the house is a brick faced (17th & 18th century) timber framed building under a plain tiled roof with Horsham slate to the front of the eaves. The property has many well proportioned rooms which are ideally situated to family life, plus the benefits of excellent leisure facilities and secondary accommodation (which requires updating).





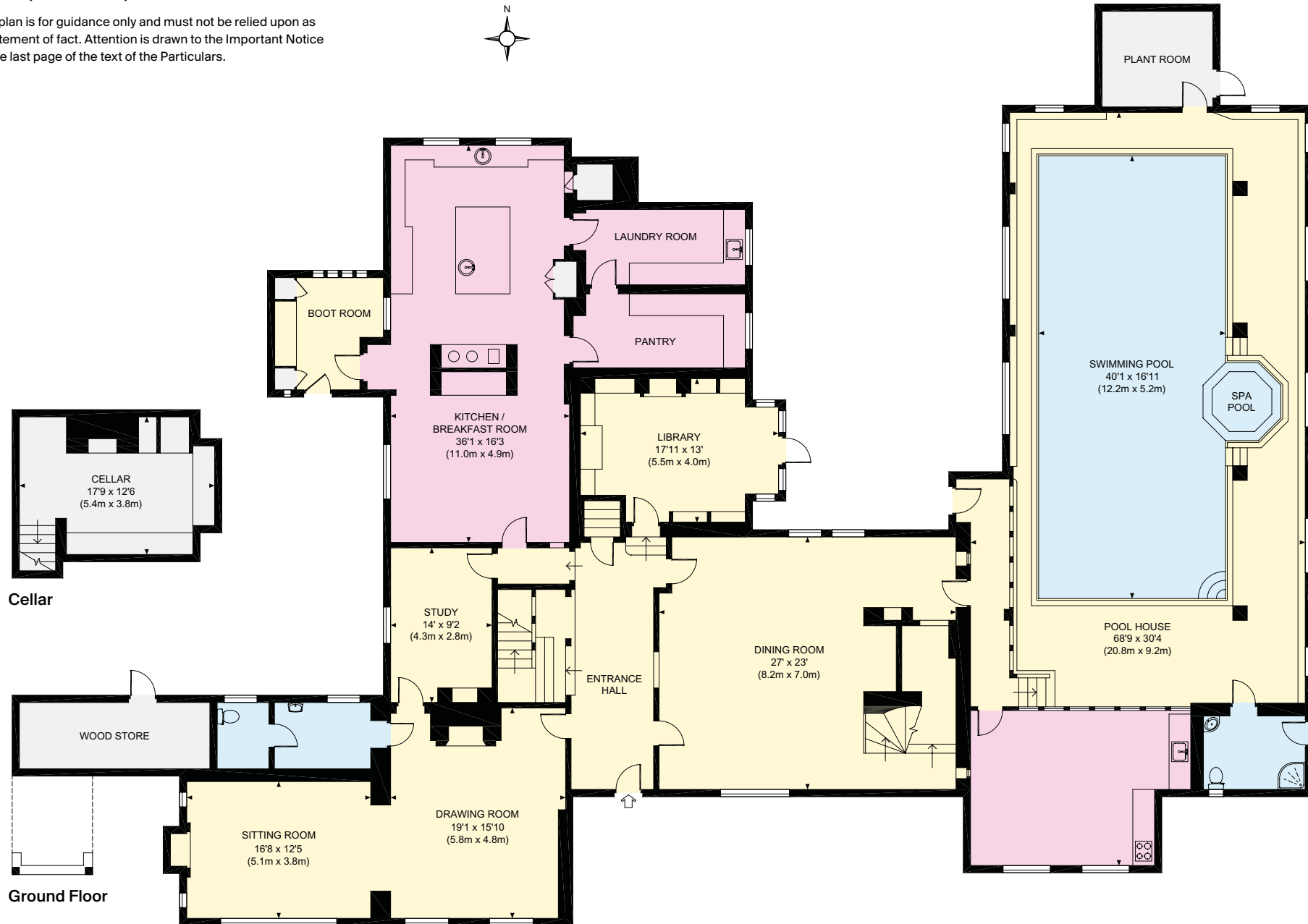




Approximate Gross Internal Floor Area

9,251 sq ft / 859.5 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside









Indoor pool complex

Accessed via an oak door in the dining room is an outstanding timber framed extension with a 40ft heated pool with spa pool, changing room with shower/steam room, basin and WC. In addition there is a large raised kitchen area.

Billiards/games room

Located above the pool with a picture window looking down onto the pool is a fantastic games room. This room is accessed via the spiral staircase, with a vaulted ceiling and Tudor fireplace.



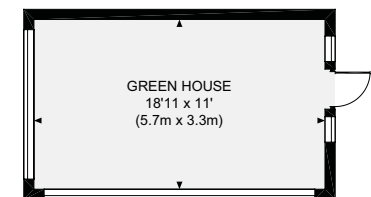
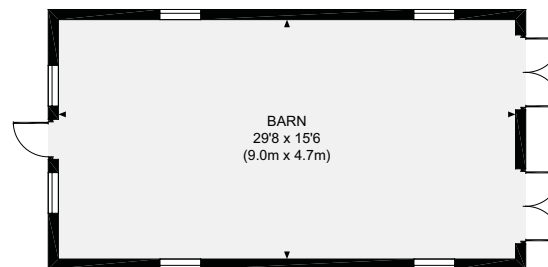
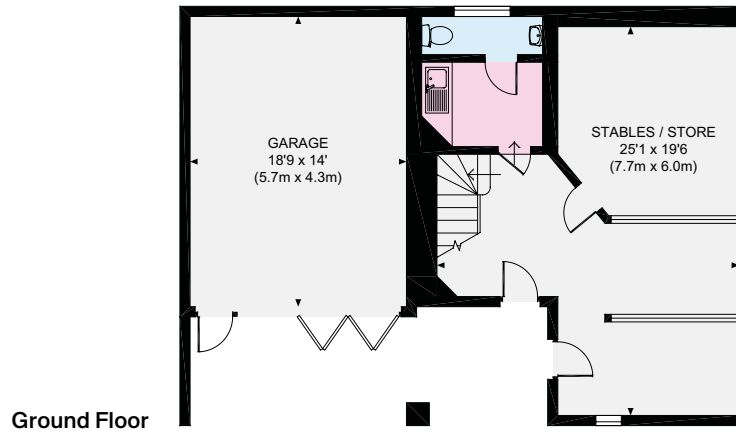
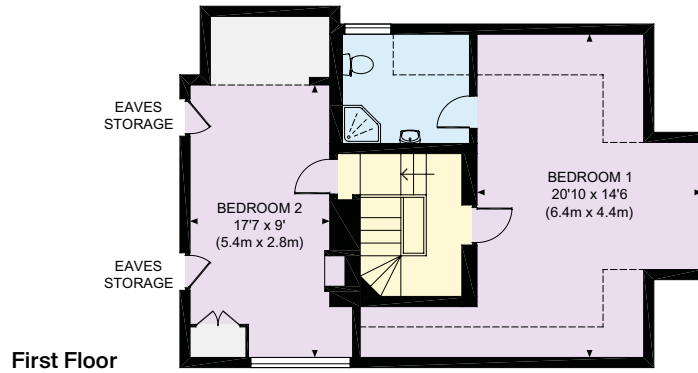
The Coach House

Across the courtyard from The Manor House is The Coach House offering further accommodation, garaging and stabling. On the first floor, there are two bedrooms and a bathroom.



Approximate Gross Internal Floor Area: 1377 sq ft / 128.0 sq m
Outbuildings: 662 sq ft / 61.5 sq m

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Gardens and grounds

The gardens and grounds are beautifully maintained and have been designed to make the most of The Manor House's fine setting. The majority of the formal gardens are laid to lawn to the south of the property and on the west side is a picturesque pond and tennis court. Beyond the garden on the west side is a belt of woodland.

The rest of the land is to the north and the west of The Manor House and is mainly made up of flat pasture making this ideal for grazing or equestrian. There are some very useful outbuildings including a barn, a greenhouse and a gardener's store.

Services

We are advised by our clients that the property has mains water, electricity and gas, private drainage and broadband.





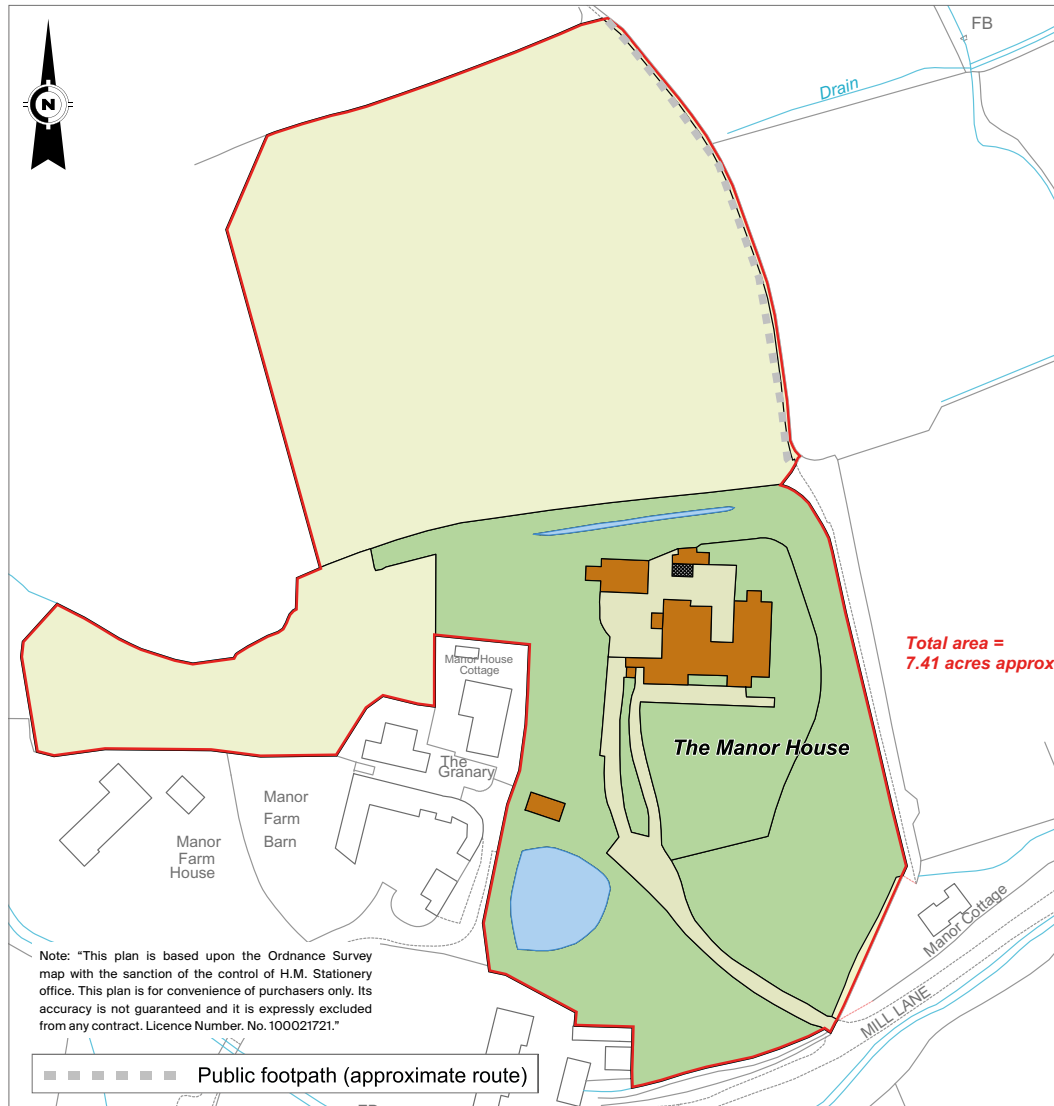


Rights of way

There is a footpath crossing the extreme eastern boundary of the field.

Local authority

Guildford Borough Council: 01483 505050



Viewings

All viewings must be made strictly by appointment and only through the vendors agents, Knight Frank and Seymours.

Directions (GU24 0BN)

What3Words: newlywed.topic.singing (Please be aware that certain satellite navigations take you too far down Mill Lane).

From London, take the M3 west, crossing over the M25 and exiting at Junction 3. At the roundabout, take the first exit on to the A322 signposted to Woking and Lightwater, staying on the A322 for approximately five miles until reaching the traffic lights just beyond Brookwood Bridge. Proceed straight over at the lights and under the railway bridge and turn right into Cemetery Pales proceeding all the way to the village green in Pirbright. At the T-junction, turn left through the village and shortly afterwards turn right (just before the Volvo garage) into Mill Lane where the drive to The Manor House will be found after a short distance on the right-hand side.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2022. Photographs dated June 2022.

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